

# Public Sidewalk Replacement in Right-of-Way

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All repairs on sidewalk in the city right-of-way must be performed by the city, an approved contractor, or by the homeowner. The city of Mankato sidewalk replacement program allows property owners to replace a defective sidewalk for \$8.00 per lineal foot. The actual cost per lineal foot for a sidewalk that is 5 feet wide exceeds \$16 per lineal foot. This program, which assesses one-half of the adopted standard rate, is in place to encourage property owners to correct defective sidewalks.

***Individuals paid by the property owner for sidewalk replacement are contractors and therefore must hold a valid contractor's license.***

## **Required Procedure**

1. Defective sidewalk must be viewed by the engineering department before removal in order to qualify for the rebate.
2. Engineering department representative must determine if the sidewalk meets criteria for replacement.
3. City replacement: The city will add the defective sidewalk to its list of sidewalks scheduled for replacement by the city's contractor.
4. Property owner or contractor replacement: Requires a building permit. Contact community development at 507.387.8599.
5. Property owners should be aware that concrete work is difficult to complete properly and the city holds the property owner's workmanship to the same quality standards to which contractors are held.

## **Cost**

- Owner or owner's contractor installed: Rebate to property owner of \$8.00 per lineal foot.
- City performs work: Property owner will be billed \$8.00 per lineal foot.
- Walk must be removed and replaced to be eligible for reimbursement.

## **Trees and Tree Roots**

The city council has developed a policy to save healthy trees in the right of way whenever feasible. If a tree trunk is located within six inches of the sidewalk and its roots have lifted the sidewalk, please contact the engineering department. Otherwise the following applies to most situations:

- Trees in the boulevard are city-owned and can only be removed by the city. If the boulevard tree is in poor condition, contact public works-parks staff at 507-387-8649 to evaluate the tree and determine if removal is appropriate.
- The city will remove only dead or potentially hazardous trees under this program. Tree roots may be the cause of a sidewalk problem, in which case they will be cut back and a root barrier installed when appropriate. Caution must be used in cutting roots. If the root trimming creates a potentially hazardous tree, the city will require the removal of the tree and may require that a new tree be planted with a deep tree well and root barrier to help prevent reoccurrence of sidewalk damage.
- Trees located on private property in part or in total are the responsibility of the property owner, and the care and removal of these private trees can be conducted at the property owner's discretion.
- Trees that are not a hazard and are responsible for disrupting sidewalks, curbing, and street areas may be removed by the property owner at their own expense, upon the issuance of a permit by the city and an

agreement by the property owner to place another tree in a better location on the property. Permits may be obtained at no charge from the city forester at 387-8580.

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## Construction Requirements for Sidewalks on Public Rights-of-Way

- A. Public utilities may exist beneath and adjacent to the sidewalks to be constructed. Work with public and private utility companies in protecting and/or relocating utility lines affected by this construction. Assume full responsibility for verifying the locations of all utilities.
- B. Provide 4-inch-deep concrete walk with 4-inch Class 5 base: Comply with Mn/DOT 2521.
  - 1. Place base by Quality Compaction Method.
  - 2. Aggregates: Free of quicksand and other deleterious material and graded at proportions suitable to city engineer.
  - 3. Comply with American Disabilities Act requirements. All noncompliant construction shall be removed and replaced at expense of contractor or homeowner at the request of engineer.
  - 4. Mix: City-approved ready-mix concrete only.
    - a. Manual placement: Mix No. 3A32.
    - b. Slip-form placement: Mix No. 3A22.
    - c. Do not place on frozen material/ground nor when temperature is less than 35 degrees F.
  - 5. Curing compound must be applied to walk after concrete is poured.
  - 6. Tolerance: Maximum 5/16 inch from 10-foot straight edge on tangent lines or grades.
- C. Mudjacking as a method of correcting offsets and sunken walk is approved by the city. If sidewalk concrete is not broken or cracked, in most cases mudjacking can be utilized.
- D. Sod: Grade adjacent topsoil to an elevation that will leave the top of the sod placed approximately 1 inch below the top of the sidewalk.
- E. Pedestrian curb ramps: ADA pedestrian curb ramps are required at each intersection where new walk is installed. Contact engineering department if curb ramps are needed at the end of the sidewalk being constructed.

## Sidewalk Painting

It is against the law to paint, letter, or color upon any public sidewalk.

### Questions:

Contact Luke Pederson at 387-8541 or 995-7204 or the engineering office at the city of Mankato.

Mn/DOT Standards for Construction of Sidewalk: [www.dot.state.mn.us/tecsup/spec/index.html](http://www.dot.state.mn.us/tecsup/spec/index.html)